

41
42 NOW THEREFORE, THE ONEIDA COUNTY BOARD OF SUPERVISORS
43 DOES ORDAIN AS FOLLOWS: Petition #12-2017:
44

45 Section 1: Any existing ordinances, codes, resolutions, or portion thereof in conflict
46 with this ordinance shall be and are hereby repealed as far as any conflict exists.

47 Section 2: The ordinance shall take effect the day after passage and publication as
48 required by law.

49 Section 3: If any claims, provisions, or portions of this ordinance are adjudged
50 unconstitutional or invalid by a court of competent jurisdiction, the remainder of the
51 ordinance shall not be affected thereby.

52 Section 4: Rezone Petition #12-2017 is hereby adopted amending the Master Zoning
53 District Document and the Oneida County Official Zoning District Boundary Map, by
54 changing the zoning district classification from District #1A-Forestry to District #15-Rural
55 Residential on property described as follows:
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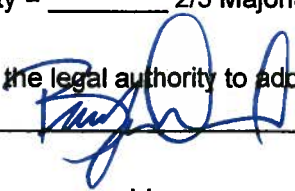
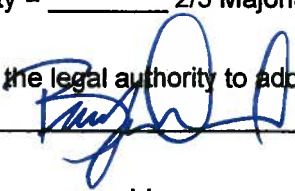
57 NE SE and NW SE, excluding parcel identification number MI 1643-1, all in Section 4,
58 T39N, R5E, Town of Minocqua.
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60 The County Clerk shall, within seven (7) days after adoption of Rezone Petition # 12-
61 2017 by the Oneida County Board of Supervisors, cause a certified copy thereof to be
62 transmitted by mail to Minocqua Town Clerk.
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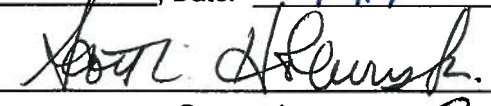
64 Approved by the Planning and Development Committee this 6th day of December,
65 2017.
66


67 Consent Agenda Item: ____YES ____NO
68

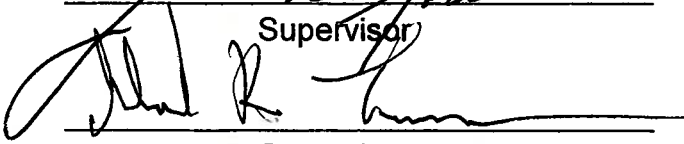
69 Vote Required: Majority = ____ 2/3 Majority = ____ ¾ Majority = ____
70

71 The County Board has the legal authority to adopt: Yes  No ____ as reviewed by the
72 Corporation Counsel, , Date: 12/11/17
73

74 Offered and passage moved by:


Supervisor


Supervisor


Supervisor

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Wanda V. Le

Supervisor

D. J. Hintz

Supervisor

21 Ayes

0 Nays

0 Absent

0 Abstain

X Adopted

by the County Board of Supervisors this 19 day of December 2017.

Tracy Hartman Defeated

Tracy Hartman
Tracy Hartman, County Clerk

D. J. Hintz

David Hintz, County Board Chair

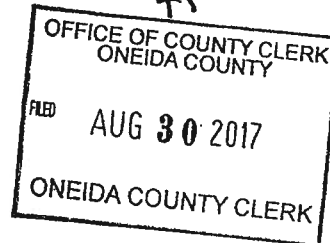
P&Z.ordinance.amendment

[illegible][illegible]

PETITION

Petition No. 12-2017
 Receipt No. 17-782

To: Oneida County Board of Supervisors
 Oneida County Clerk, Courthouse
 P.O. Box 400
 Rhinelander, WI 54501



RECEIVED

AUG 31 2017

ONEIDA COUNTY
 PLANNING & ZONING

Ladies and Gentlemen:

The undersigned hereby petitions the Oneida County Board of Supervisors to change the zoning district classification of the following described land in the Town of Minocqua, Oneida County, Wisconsin, from Forestry zoning district to Rural Residential zoning district:

Insert property description. Attach map.

Tax ID# MI-1642: NE SE, S4-T39-R5, 39.37 acres and Tax ID# MI-1643:

NW SE, S4-T39-R5, 33.16 acres. Total acreage for rezoning is 72.53 acres.

Reason for rezone:

To better match the existing use of adjacent parcels with multiple zoning districts, but primarily used as residential.

To enhance the marketability of this parcel towards a responsible development potential as larger residential lots that would allow for private livestock

housing within a reasonable distance from town. The larger lot size requirements of this zoning district better achieve the goals of preserving forested

lands, wildlife habitat and a scenic, natural development potential. We have no immediate plans to subdivide or develop ourselves, but would point to

our previous development of Patrice Pines on Mercer Lk road as an example of a well-planned & executed subdivision preserving these characteristics.

Respectfully submitted on the 17 day of August 20 17 by:

Owner

Agent

Name: Patterson Brothers Inc. / Patterson Family Trust	Name: Thomas J. Patterson - Trustee
Address: 1206 Boundary Road	Address: 1206 Boundary Road
City/State/Zip: Middleton, WI 53562	City/State/Zip: Middleton, WI 53562
Telephone No:	Telephone No: 262-364-9160
Signature	Signature

#500 #17-782

Thank you for considering our application to rezone this parcel of Forestry to Rural residential. Existing zoning districts that touch these parcels are:

- To the North: Manufacturing & Industrial – this is mostly subdivided into residential lakefront & off-lake lots ranging in size from 1.22 acre to 11 acres some with residential homes
- To the West: Recreational – mostly undeveloped
- To the South: Forestry 1A – mostly undeveloped
- To the Southeast: Single Family – all subdivided into residential, lakefront (north shore of Sunday Lake) <5 acre lots that access via: Kobart Road.
- To the East: Business B-2 – mostly subdivided with lots from 2.2 acre to 7.3 acre with existing residential homes that access via: Hwy 70.

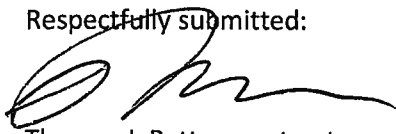
My overall goal is to enhance the marketability of this piece, this zoning request is the second step in this open-ended process. When I say marketability, I am mainly referring to preservation of the standing timber and natural beauty of this piece and secondarily - opening it up for development potential. The first step was taken in 2015 by removing this piece from the DNR Forest Crop program after 50+ years of enrollment. This was in reaction to a prescribed cut that was mandated under the program that in my view would have adversely impacted the value of the real estate.

Based on proximity to town, existing access to Hwy 70 and Kobart road and the natural characteristics of this piece as being very flat, well forested and having some existing networks of roads throughout – I feel it is an excellent candidate for development under the Rural Residential district. The larger lot size and potential for limited, private livestock housing is also a feature of RR that may enhance development potential.

I have no immediate plans for subdividing or developing but would consider that as an option after some time of holding the property without reasonable interest from potential buyers. Our development of Patrice Pines (Mercer Lake Road) is an example of an RR zones piece that we developed with large lot sizes, fully improved town road and utilities included. If I were to develop in the future – this would be the model I would follow.

Pursuant to Shoreland/Wetland rezoning criteria: There is no impact to a wetland or portion thereof under section 9.91 (F)(2)

Respectfully submitted:



Thomas J. Patterson, trustee

on behalf of Patterson Family Trust 05062017

"The Island City"™

TOWN OF MINOCQUA

MARK P. HARTZHEIM, Chairman
JOHN L. THOMPSON, Supervisor
SUSAN M. HEIL, Supervisor
WILLIAM J. FRIED, Supervisor
WILLIAM R. STENGL, Supervisor

415 Menominee Street, Suite 300
Minocqua, Wisconsin 54548
Phone: 715.356.5296
Fax: 715.356.1132
www.townofminocqua.org

ROBEN A. HAGGART, Clerk
LAURA R. MENDEZ, Treasurer
MARK A. PERTILE, Dir. of Public Works
DAVID J. JAEGER, Chief of Police
ANDREW J. PETROWSKI, Fire Chief

November 17, 2017

Oneida County Planning & Zoning
Minocqua Office
P.O. Box 624
Minocqua, WI 54548

To Whom it May Concern:

REZONE #23-17 – Rezone petition by Patterson Brothers, Inc./Patterson Family Trust, LLC, owners, and Thomas J. Patterson, Trustee, agent, to rezone from District #1A – Forestry to District #15-Rural Residential for property described as NE SE, and NW SE all in Section 4, T39N, R5E, Parcel #s MI 1642 and MI 1643, Town of Minocqua (South of Cathers Cove Lane).

The Minocqua Town Board recommends approval of Re-Zone Petition #23-17, contingent upon meeting all State and County requirements.

If I can be of further assistance, please feel free to contact me.

Sincerely,



Mark Hartzheim, Chairman
Town of Minocqua

MPH/alt

MINOCQUA PLAN COMMISSION MINUTES
October 31st, 2017

A regular meeting of the Minocqua Plan Commission was called to order by Chair Mark Hartzheim at 8:30a.m. on October 31st, 2017 in the Board Room of the Minocqua Center.

Present were: Chair Mark Hartzheim; Members Phil Albert, Joe Hegge, Bill Stengl, Tom Church and Mark Pertile; Karl Jennrich, Oneida County Planning and Zoning; and Roben Haggart, Town Clerk. Member Brian Fricke was excused.

Motion by Albert, seconded by Stengl, to approve the agenda as presented. Voice Vote: Motion carried.

Motion by Hegge, seconded by Church, to approve the minutes from October 12th, 2017. Voice Vote: Motion carried.

NEW BUSINESS

REZONE PETITION- PATTERSON

Rezone Petition# 23-17 by Patterson Brothers, Inc./Patterson Family Trust, LLC, owners, and Thomas J. Patterson, Trustee/agent to rezone from District #1A –Forestry to District #15 – Rural Residential for property described as NE SE and NW SE all in Section 4, T39N, R5E, MI 1642 & MI 1643 (South of Cathers Cove Lane).

Mr. Patterson was present and reviewed the request. Karl Jennrich is requesting a copy of the certified survey map identifying the parcel in the event the property is subdivided further in the future. The neighboring property is being excluded at this time. There is no immediate plan for the property, they just want to make it "saleable" for in the future.

Motion by Pertile, seconded by Albert to approve Rezone Petition #23-17 as presented subject to the County being provided a copy of the certified survey map for the parcel. Voice Vote: Motion Carried.

Motion by Stengl, seconded by Hegge to adjourn meeting. Voice Vote: Motion Carried. Meeting adjourned at 8:45 a.m.

Roben Haggart
Town Clerk

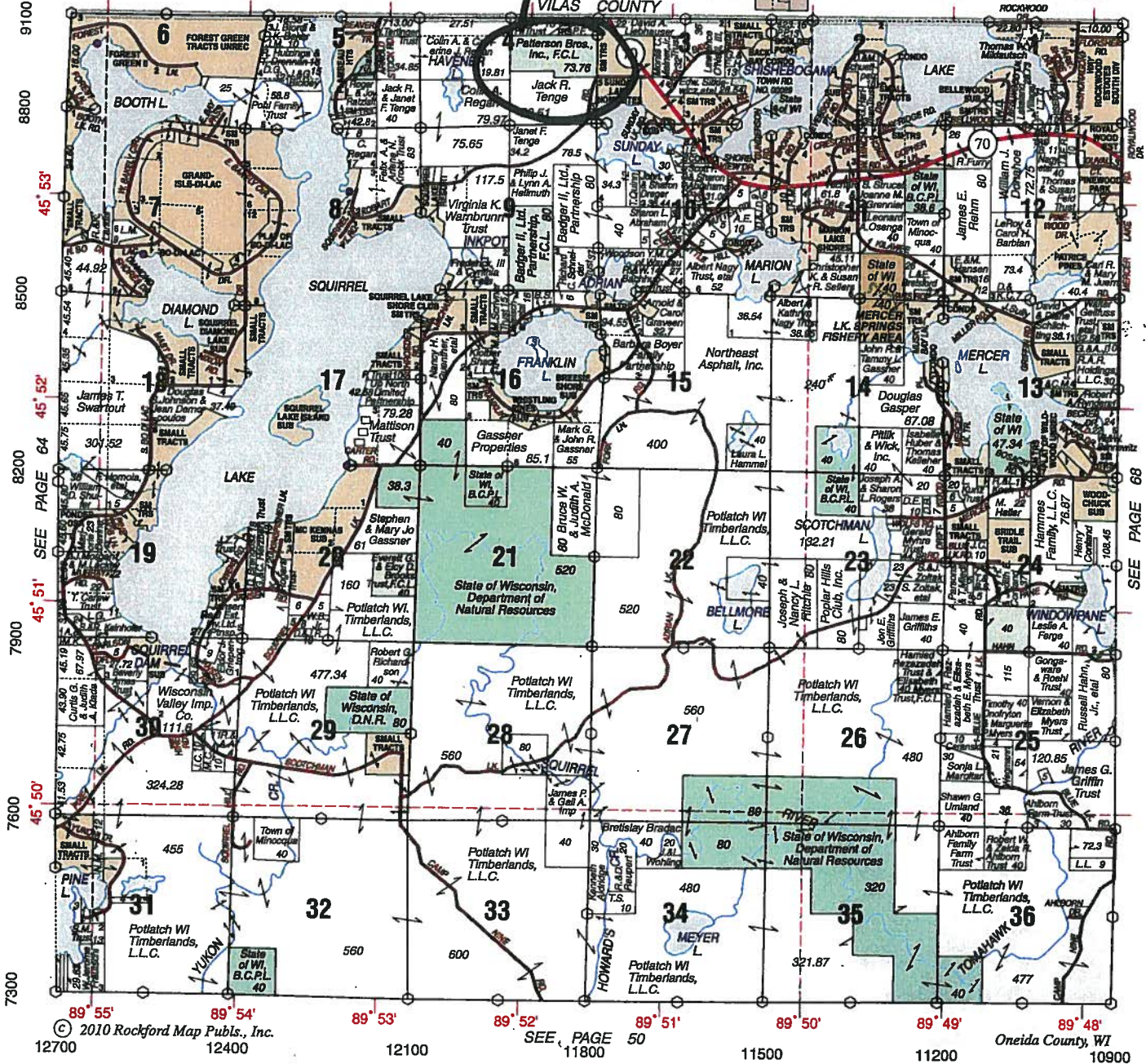
Rezone Petition H

12-2017

T.39N.-R.5E.

NORTH CENTRAL PART MINOCQUA

VILAS COUNTY



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(715) 356-9485

Fax (715) 356-1841

sf.foltz@verizon.net

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